



*“Partnering with Families  
for Stronger Communities”*

# **Pagedale Community Action Plan**

February 2001



# Acknowledgements

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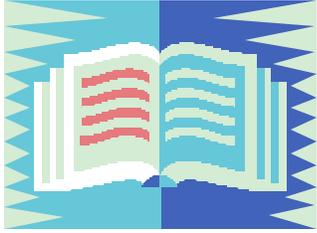
Honorable Mary Louise Carter, Mayor  
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## **Thank You, Pagedale Residents**

A special thank you to all of the Pagedale residents who participated in the Pagedale Community Action Plan. Throughout the planning process, residents attended meetings, completed surveys, and voiced their thoughts and concerns. Citizen input was invaluable in creating this Community Action Plan to improve the quality of life in Pagedale. This Community Action Plan is for the residents of Pagedale.



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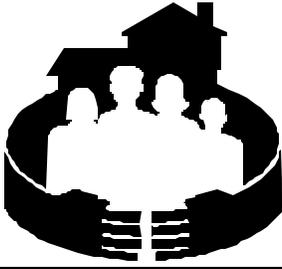
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# Introduction

## In This Section:

- ◆ **Purpose of Pagedale Community Action Plan**
- ◆ **Partners in Planning**
- ◆ **Pagedale Overview**
- ◆ **Recent Planning Activities in Pagedale**

## **Purpose of Pagedale Community Action Plan**

The purpose of the Pagedale Community Action Plan is to incorporate the ideas and thoughts of the residents of Pagedale into a usable, dynamic plan that will initiate change in the areas of housing and family support services. A planning process was conducted in which resident concerns and issues were gathered through focus groups, public meetings, and a community-wide survey. The information obtained from residents was utilized by a Citizens Advisory Board and integrated into the Plan. The Pagedale Community Action Plan includes information about the planning process, demographics and trends in Pagedale, community input, goals and plan implementation with detailed actions for housing and family services.

## **Partners in Planning**

The Community Building Team of Beyond Housing (CBT) initiated the planning process in Pagedale, and is committed to providing housing and family support services to the community. Beyond Housing has been a non-profit housing and service provider in the St. Louis area for over 20 years and helps more than 200 low-income families address special challenges. Beyond Housing provides a variety of essential support services that include:

- Householder skills, parenting skills, employment counseling, daycare, home buyer/owner assistance, and training in money management.
- Vocational assistance, tuition for post-secondary education, books, GED educational support, cultural activities, and children's art workshops.
- "Welfare to Work" program: job readiness activities, training, and education.
- Special Projects: Summer Camp for children, Back-To-School Supplies, and "Adopt-a-Family" for the holidays.

After initial discussions with the Mayor of Pagedale and other elected and city officials, the Community Building Team of Beyond Housing (CBT) targeted Pagedale for community building activities which include the following:

# Introduction



- Housing development
- Family support services
- Community organizing
- Neighborhood-based leadership
- Relationship building
- Secure resources, both financial and human

The Community Building Team of Beyond Housing (CBT) partnered with the St. Louis County Department of Planning to conduct the planning process and develop the Pagedale Community Action Plan. The St. Louis County Department of Planning assisted the Community Building Team of Beyond Housing with the overall planning process, including goal and time-line development, mapping, facilitating meetings, recording, survey development, conducting housing condition surveys and gathering and analyzing relevant data.

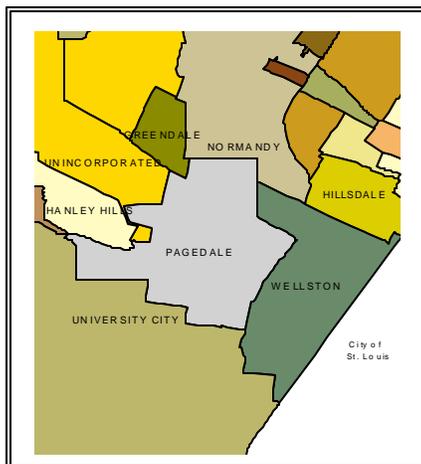
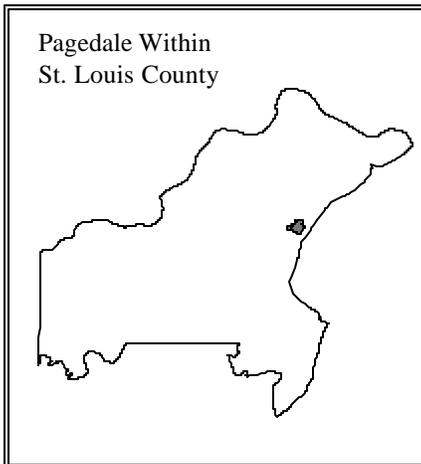
## Pagedale Overview

The City of Pagedale was incorporated as a fourth class city in 1950, although the majority of its development occurred between 1915 and 1930. In 1951, the City expanded its boundaries and annexed an area that comprises the northern half of present day Pagedale, and in 1961 the City annexed a portion of Laurel Hills Memorial Gardens Cemetery to the west, giving the City a total area of 1.2 square miles. Two major east/west roadways, St. Charles Rock Road (State Route 180) and Page Avenue (State Route D) carry the majority of the traffic in, out, and through the City of Pagedale. The Metro Link (light rail transit) substation and an existing railroad line with a spur are also within the limits of Pagedale.

Pagedale is located in east, central St. Louis County, bordered by the municipalities of Glen Echo Park and Greendale to the north, University City to the south, Wellston to the east, and Hanley Hills to the west. A portion of unincorporated St. Louis County also borders the City of Pagedale to the west.

Pagedale is an inner-ring suburb of St. Louis County. Like most inner-ring communities, Pagedale has experienced a lack of investment over the years, resulting in decreasing population, deteriorating infrastructure, housing maintenance issues, declining property values and vacant, aging commercial structures.

The City of Pagedale, while primarily a residential community, has substantial commercial and industrial development concentrated along St. Charles Rock Road, Pennsylvania Avenue, Page Avenue, and Kingsland Avenue. There are over 150 businesses in Pagedale ranging from major manufacturing companies to small, family-owned and operated businesses.



## Introduction



## Recent Planning Activities in Pagedale

To date, there have not been many planning activities in the City of Pagedale. Of the planning projects that have occurred, most have been initiated and conducted by outside agencies. The Pagedale Community Action Plan has been driven by resident participation from the beginning to the end of the planning process. Below are the most recent activities that have taken place in Pagedale, prior to the Pagedale Community Action Plan.

### ◆ Homeownership Programs

For the past three to four years, the City of Pagedale, Services Towards Empowering People (STEP), Inc. and the St. Louis County Office of Community Development have been working to establish a home ownership program in the area for potential first-time homebuyers. The program was slow initially due to challenges related to land acquisition and title clearances. To date, two new homes have been built and at least four more new homes are planned. The new homes are targeted for low to moderate-income individuals and families with a \$30,000 markdown.

STEP, Inc. receives funding from the Home Investment Partnership and Emergency Shelter Grant programs to administer a home ownership program focused on increasing the number of homeowners in the community and developing housing for first time home buyers in low-income brackets. STEP, Inc. also works to provide transitional housing units for homeless families. Services of STEP, Inc. are provided at no cost to all St. Louis County residents who meet federal income eligibility guidelines and other program requirements.

St. Louis County Office of Community Development (OCD) provides federal funding and technical assistance for not-for-profit organizations dedicated to the production of affordable housing and serving the needs of homeless and disadvantaged persons.

### ◆ Blighting Study and Redevelopment Plan

In 1998, the Land Clearance For Redevelopment Authority (LCRA) of St. Louis County prepared a blighting study and plan for the Pagedale Scattered Site Redevelopment Area. The redevelopment area is located in the City of Pagedale and is composed of 77 vacant properties zoned for residential use and 66 designated “other use.” The area is in poor, underutilized, and badly maintained condition. The existence of vacant underutilized property constitutes both an economic liability to the City of Pagedale, as well as presents a hazard to the health and well being of its citizens.

The primary purpose of the blighting study and plan for the Pagedale Scattered Site Redevelopment Area is to facilitate the

# Introduction



development of the area into productive residential and commercial uses. The Redevelopment Plan will be implemented by the LCRA in a single phase and completed within seven years of its approval, unless otherwise extended. When developed in accordance with the blighting study and plan recommendations, the area will comprise a coordinated development that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency, and economy of the City of Pagedale. The LCRA will implement the plan through various funding options, land acquisition and sale of the land to developers who will agree to develop such property in accordance with the blighting study and plan.

## ◆ Streetscape Improvement Plan

The University of Missouri-St. Louis and Mid-County Partners for Progress have proposed a streetscape improvement project including roadways within the City of Pagedale. The proposed project area is a nine square mile area generally south of Interstate 70, north of Page Avenue, east of Interstate 170, and west of the corporate limits of the City of St. Louis. Three Missouri state highways run east and west through this area: Natural Bridge Road (Missouri Highway 115), Martin Luther King Boulevard/St. Charles Rock Road (Missouri Highway 180), and Page Avenue (Missouri Highway D). In general, the streetscape improvement plan will include:

- Better walking environment and safer pedestrian access
- Balance and access for all transportation modes
- Trees, plants, and community gathering areas
- Safe, clean, and well-lit streetscape that supports commercial and community interests, especially youth and families
- Enhancements that reflect the area's identity, history, and diversity
- Color and art in streetscape elements to develop a unified community theme

In addition, the Streetscape Improvement Plan will include detailed design plans, design elements that could be applied to residential streets, land use recommendations for economic development on Natural Bridge, St. Charles Rock Road and Page Avenue, and potential funding sources.

## ◆ Mid-County Partners for Progress

Mid-County Partners for Progress is an alliance of mid-county residents, businesses, municipalities, non-profit organizations, schools, and clergy. The organization was founded to develop creative and collaborative approaches to meet the significant challenges in mid-St. Louis County. A partnership was established when the former Mid-County Chamber of Commerce joined with an ad-hoc group known as the Normandy Stakeholders. Both the University of Missouri-St. Louis Public Policy Research Center and the University's Outreach and Extension Service provide technical assistance.



# Planning Process

## In This Section:

- ◆ **Information Gathering**
- ◆ **Create A Vision**
- ◆ **Identify Goals and Actions**
- ◆ **Draft the Pagedale Community Action Plan**
- ◆ **Implement the Pagedale Community Action Plan**

To develop the Pagedale Community Action Plan, a five-step planning process was conducted by the Community Building Team of Beyond Housing (CBT) and the St. Louis County Department of Planning. Of the utmost importance was to ensure that the citizens of Pagedale were involved through all stages of the planning process.

## Step 1: Information Gathering

The first step in the planning process was to gather information about the Pagedale community to provide the Community Building Team (CBT) of Beyond Housing with background information to be used throughout the next steps of the planning process. Demographic data was gathered and analyzed by the St. Louis County Department of Planning, and citizen input was obtained through meetings with civic officials, community leaders, and residents by the CBT of Beyond Housing.

### ◆ **Review and Analyze Demographic Data**

The St. Louis County Department of Planning analyzed United States Census data from 1960 to 1990 to determine the demographic trends that had occurred in the City of Pagedale. Specifically, the Department of Planning reviewed:

- Population
- Education
- Employment rates
- Income
- Poverty
- Housing
- Crime

## Pagedale Planning Process

- Step 1: Gather Information**
- Step 2: Create A Vision**
- Step 3: Identify Goals and Actions**
- Step 4: Draft the Pagedale Community Action Plan**
- Step 5: Implement the Pagedale Community Action Plan**

## Planning Process



To further observe trends in Pagedale, the Department of Planning used Geographic Information Systems (GIS) to create the following thematic maps:

- Age of housing
- Assessed value of housing
- Parcel ownership
- Land use
- Ward boundaries

Analyzing demographic data to determine trends is useful to show how a community has changed over time - positively and negatively.

In addition to analyzing demographic data, the St. Louis County Department of Planning conducted housing condition surveys to assist the Community Building Team (CBT) of Beyond Housing with identifying basic housing needs in the City of Pagedale. Based on the number of problems that were observed, homes were determined to be in good condition, in need of minor rehabilitation, requiring major rehabilitation, or in very poor condition. The results of the housing condition surveys enable the CBT of Beyond Housing to target specific housing programs to the residents of Pagedale.

### ◆ Community Input

Several techniques were used to gather input from government and civic officials and residents of the City of Pagedale as summarized below. Citizen input is related in more detail in the Community Input section of this Plan.

- Meetings with Government and Civic Officials  
Prior to engaging the community as a whole, and to have a better understanding of the challenges facing Pagedale, the Community Building Team (CBT) of Beyond Housing met with the Mayor, Board of Alderpersons, Building Commissioner, and Chief of Police. Discussions with these public servants focused on what they viewed as the major strengths, areas of concern, and community assets in Pagedale, as well as identifying specific housing issues and family support programs they felt would benefit the community. The staff liaison from the St. Louis County Office of Community Development who is assigned to the City of Pagedale was also contacted to discuss housing and physical development issues within Pagedale.
- Focus Groups and Preliminary Needs Assessment  
The Community Building Team (CBT) of Beyond Housing conducted focus groups comprised of Pagedale residents. The focus groups completed a preliminary needs assessment to identify assets and barriers in Pagedale. As with the government and civic officials meetings, the purpose of the focus groups and preliminary needs assessment was to help the CBT of Beyond Housing gauge the issues in Pagedale prior to beginning community-wide public engagement.

## Planning Process



- **Town Hall Meeting**  
The Community Building Team (CBT) of Beyond Housing and St. Louis County Department of Planning hosted a Town Hall Meeting open to all residents at Pagedale City Hall on September 28, 2000 to officially kick-off the Pagedale Community Action Plan. Flyers were placed in resident's mailboxes to announce the Town Hall Meeting, and approximately fifty Pagedale residents participated.

The main purpose of the meeting was to inform Pagedale residents of the Pagedale Community Action Plan, and to gather citizen input about the community to be used in the Plan. To gather input from all of the residents in attendance, residents were divided into five small focus groups, each with a facilitator and recorder. Four of the focus groups were comprised of 10-12 adults, while the fifth focus group was especially for youth. The focus groups were asked a series of questions concerning the strengths and concerns of Pagedale, as well as specific questions about housing and family support services. The information gathered from residents will help determine the types of housing programs and family support services that will benefit the Pagedale community as a whole.

- **Community-Wide Survey**  
It was recognized that not all Pagedale residents were able to attend the Town Hall Meeting, so in order to provide all residents the chance to give input into the Community Action Plan, the Community Building Team (CBT) of Beyond Housing and the St. Louis County Department of Planning developed a citizen survey that was mailed to every household in Pagedale in October 2000. Much like the Town Hall Meeting focus group questions, the survey asked residents to name the strengths, barriers to neighborhood stability, and concerns facing the City of Pagedale. The survey also asked specific questions about the services needed, city government, school district, economic development, and housing.
- **Community Advisory Board**  
A Community Advisory Board (CAB) was created from Pagedale residents who indicated interest in continuing to be involved with the Pagedale Community Action Plan after the Town Hall Meeting. The CAB consists of fourteen citizens, with representation from each ward to ensure that all areas of Pagedale have a voice on the CAB. The purpose of the CAB is to:
  - (1) Represent their neighbors' thoughts and opinions;
  - (2) Aid in the development of the Pagedale Community Action Plan, specifically by creating a vision statement and formulating goals and action steps;

## Planning Process



- (3) Act as an information resource by keeping neighbors informed of the Community Action Plan's progress; and
- (4) Develop community leadership skills to assist with implementation of the Plan.

### Step 2: Create A Vision

Creating a vision is an important aspect of all planning processes, for it is critical to know the end result so one can plan on how to achieve it. The Community Building Team (CBT) of Beyond Housing and the St. Louis County Department of Planning assisted the Community Advisory Board (CAB) in developing a vision for the City of Pagedale. Using the input obtained by demographic analysis, meetings with government and civic officials, focus groups, preliminary needs assessment, town hall meeting, and community-wide survey, the CAB identified six key issues in Pagedale:

- Economic Development
- Housing and Streets
- Community Participation
- Youth and Schools
- Crime and Drugs
- Senior Services

These key issues were then incorporated into a vision statement to provide a guide for the City of Pagedale to strive for in the next five years.

#### City of Pagedale Vision Statement

**In the next five years, Pagedale will be a thriving community with a high level of resident participation. Family support and senior services will be accessible. Children will be respectful, attend high quality schools, and participate in numerous activities. Pagedale will have well-maintained homes that meet code requirements, clean streets, and be free from crime and drugs.**

*- Drafted by the Pagedale Citizens Advisory Board  
November 8, 2000*

### Step 3: Identify Goals and Actions

The Community Advisory Board (CAB) developed goals around the six key issues of the vision statement. Goals serve as broad, long-range community desires to be achieved in the next five years. The CAB then formulated specific action steps

## Planning Process



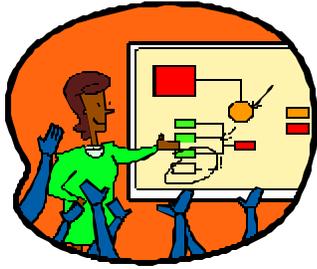
that are the means to achieve the six goals. Targeted time frames and parties responsible for carrying out the goals and actions were also determined to aid in plan implementation. The goals, strategies, and action steps are covered thoroughly in the latter sections of this Plan.

### **Step 4: Draft the Community Action Plan**

With the data and input gathered, the vision statement written, and the goals and actions identified, the draft of the Pagedale Community Action Plan was written by the Community Building Team (CBT) of Beyond Housing and the St. Louis County Department of Planning. The draft Community Action Plan was distributed to the Community Advisory Board (CAB) for review in January 2001. Revisions were made, and the final Pagedale Community Action Plan was completed and presented to the City of Pagedale.

### **Step 5: Implement the Community Action Plan**

Implementing the Pagedale Community Action Plan is the primary responsibility of the Community Building Team (CBT) of Beyond Housing and the residents of Pagedale. It is critical that the government and civic officials of the City of Pagedale also be involved as a partner in implementation. To keep implementation on target, time frames have been established and responsible parties have been identified for every action step in the Community Action Plan. The overall time frame to implement the Pagedale Community Action Plan is five years; however, it must be recognized that some action steps may only be initiated in the five year time frame as opposed to being completed, since they require extensive resources to complete. Implementation is discussed in detail in the Plan Implementation section of this Plan.



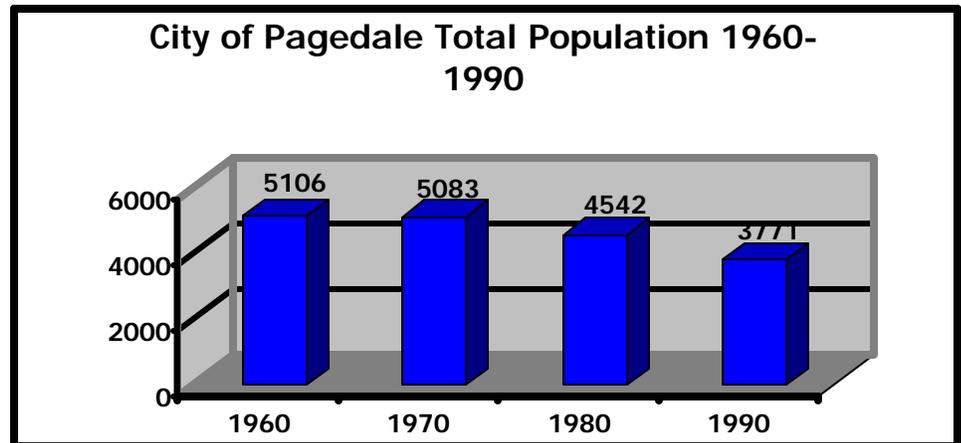
# Pagedale Profile: Demographics and Trends

## In This Section:

- ◆ Population
- ◆ Race and Age
- ◆ Education and Employment
- ◆ Income and poverty
- ◆ Housing
- ◆ Land Use
- ◆ Crime

## Population

Based upon the most recent U.S. Census, the population of Pagedale was 3,771. This figure represents a 17% decrease in total population from 1980 to 1990. In fact, Pagedale's population has been decreasing since the 1960s, and over the 30 year period from 1960 to 1990, the City of Pagedale has lost over a quarter of its population (28%). The trend of declining population is not unique to the City of Pagedale, for other inner-ring municipalities with similar populations also experienced population declines during this period (See Table 1). Between 1980 and 1990, population decline in St. Louis County was greatest in inner-ring municipalities bordering the City of St. Louis and in North St. Louis County. Most likely, the population decrease in inner-ring municipalities, such as Pagedale, can be attributed to the general population shift in St. Louis County, as people who can afford to move to newer developed areas relocate further west within St. Louis County or to surrounding counties.

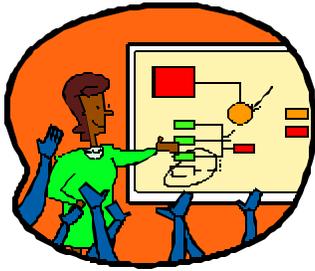


**Table 1: Population Comparisons 1960-1990**

Municipality	1960	1970	% Change 1960-1970	1980	% Change 1970-1980	1990	% Change 1980-1990
Pagedale	5,106	5,083	-0.45%	4,542	-11%	3,771	-17%
Bel-Ridge	4,395	5,214	19%	3,682	-29%	3,435	-7%
Breckenridge Hills	6,299	7,011	11%	5,666	-19%	5,181	-9%
Kinloch	6,501	5,629	-13%	4,455	-21%	2,702	-39%
Normandy	4,452	6,685	50%	5,174	-23%	5,063	-2%
Woodson Terrace	6,048	6,170	2%	4,788	-22%	4,330	-10%

Sources: U.S. Census Bureau, Census of Population 1960, 1970, 1980, 1990.  
St. Louis County Department of Planning Fact Books 1976, 1982, 1990.

# Demographics and Trends



# Race and Age

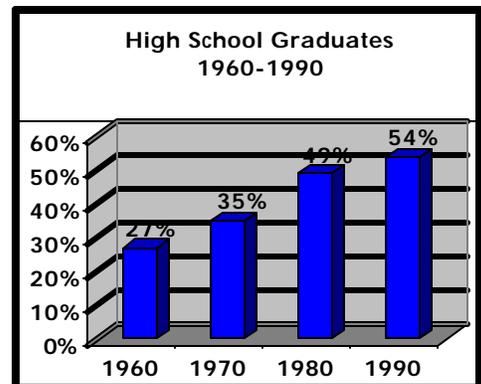
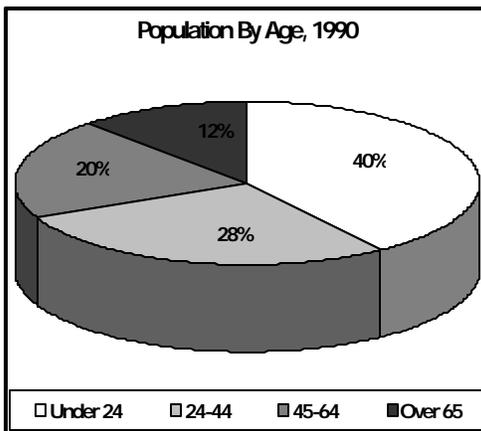
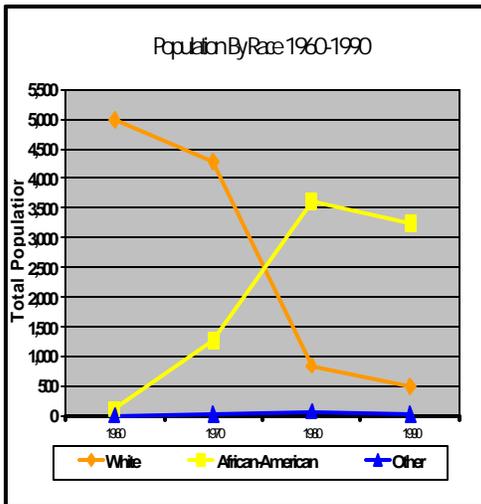
According to 1990 Census data, the predominate racial group in Pagedale is African-American, with 86% of the population being of this ethnic group. Whites comprise 13% of Pagedale's population, and 1% is people of other ethnic backgrounds. The racial characteristics of Pagedale's population have experienced a significant change from 1960 to 1990. In 1960, Whites were the most populous ethnic group, comprising almost 98% of the total population, while African-Americans made up only 2% of the total population. From 1960 to 1990, a trend of decreasing White population and increasing African-American population began to emerge in Pagedale, with the greatest racial change occurring between 1970 and 1980. Between 1970 and 1980, Whites in Pagedale decreased by 80%, while the African-American population increased 184% from 1,276 to 3,624 persons. Countywide, the African-American population has been increasing as the White population has been decreasing since 1970. The increase in the African-American population is primarily due to immigration and births.

Overall, the City of Pagedale has a young population. Census data from 1990 indicates that 40% of the population is under the age of 24. The next largest age group in Pagedale is 25 to 44, comprising 28% of the total population. When these two age groups are combined, over half, or 68%, of the total population is under the age of 44. Approximately 12% of Pagedale's population is aged 65 and over. The elderly population in Pagedale has remained stable from 1960 to 1990, ranging between 9% and 12% of the total population.

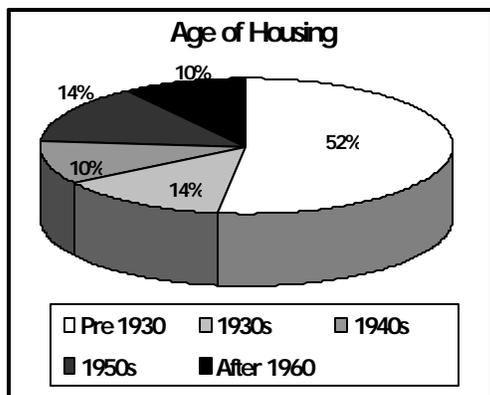
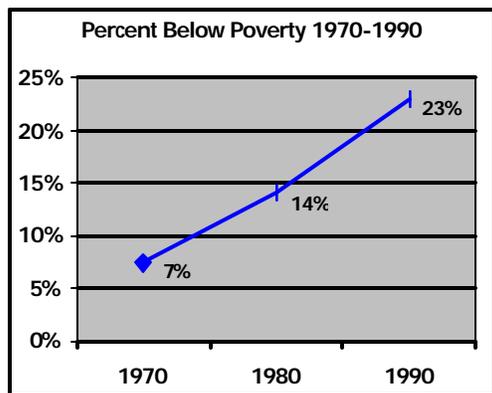
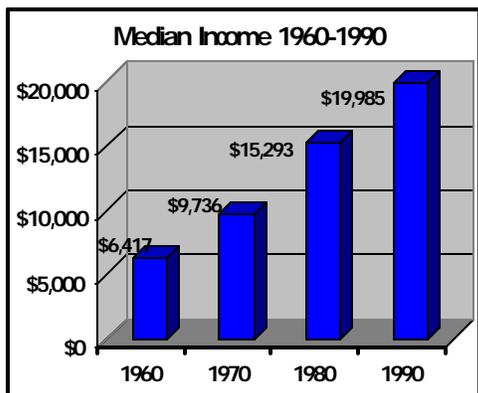
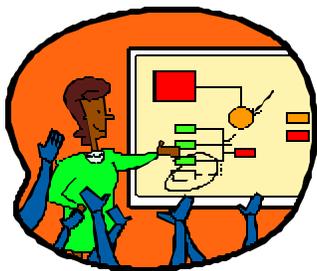
The large proportion of young residents and stable population growth of elderly residents in Pagedale is a rather unusual trend in contrast to population trends in St. Louis County as a whole and throughout the United States. County and national trends are indicating a maturing population as those between the ages of 40 and 65, or the "baby boom" generation, increase in age. Additionally, County and national trends are showing that the population aged 65 years and older is also growing, and will continue to increase more rapidly than any other age group as improvements in medicine and healthier lifestyles extend life span.

# Education and Employment

Based upon the 1990 Census, 54% of the persons in Pagedale age 25 and older are high school graduates, and 24% have gone on to pursue an advanced degree. A little less than half of the Pagedale residents, or 46%, have not completed high school. However, a positive trend that has occurred with each Census since 1960 is the steady increase in the number of Pagedale residents completing high school. The percentage of high school graduates has doubled from 27% in 1960 to 54% in 1990.



# Demographics and Trends



In 1990, 1,813 Pagedale residents were in the labor force, with 85% being fully employed. The majority of Pagedale residents are employed in the service industry, followed by machine operators and assemblers; precision production and repair; administrative support; and sales. From 1960 to 1990, the total number of male Pagedale residents in the labor force has decreased, while the number of female Pagedale residents has increased. This trend is consistent with County and national trends that indicate that more women are entering the labor force. Approximately 16% of the Pagedale labor force was unemployed in 1990, which is much higher than the Countywide unemployment rate which has been as low as 3.1% in the 1990s.

## Income and Poverty

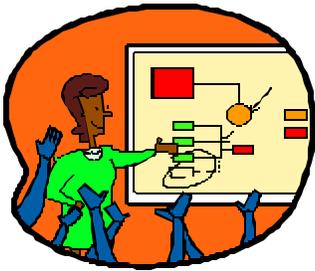
The 1990 median household income in Pagedale was \$19,985, which represents a steady increase since 1960. The increase in median household income in Pagedale is consistent with rising median household incomes throughout St. Louis County. However, Pagedale's median household income did not increase as rapidly as the County as a whole. For example, between 1970 and 1990, Pagedale's median household income doubled, while the County's median household income for the same time period tripled. In 1990, Pagedale's median household income was below the Countywide median household income of \$38,127 for County families overall. Approximately 7% of the households in St. Louis County had median household incomes between \$15,000 and \$19,999 in 1990.

While median household incomes have been on the rise in Pagedale, so too have the number of people living below poverty. In order to determine the number of people living below poverty, the federal government compares a household's income received before taxes to the "poverty threshold." The poverty threshold varies according to family size, number of children, and age of householder; for example, a family of four with two children under 18 was below poverty if its income was less than \$12,674 for the 1990 Census. The percentage of Pagedale residents living below poverty has almost doubled each decade from 1970 to 1990. By 1990, 23% of Pagedale's total population was living below poverty, which is far greater than the Countywide average of 6% living below poverty.

## Housing

There are 1,456 total housing units in the City of Pagedale according to 1990 Census data. Overall, the housing stock in Pagedale is mature, with over 50% of the homes built prior to 1930, and only 7% built after 1970, in contrast to St. Louis County where the majority of housing development occurred in the 1960s. The average household size in Pagedale in 1990 was 2.94, representing a steady decrease since 1960, which is

# Demographics and Trends



consistent with the declining family size in St. Louis County and throughout the United States.

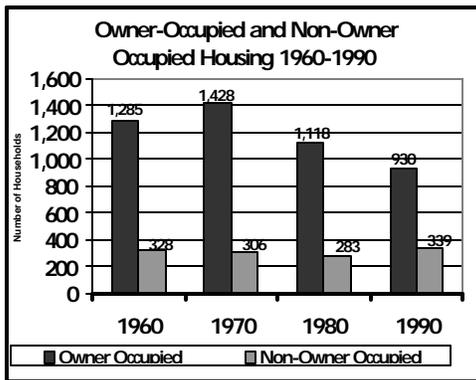
Housing values in Pagedale have been continually rising from 1960 to 1990, tripling in value from \$10,400 in 1960 to \$35,400 by 1990. However, the 1990 median housing value in Pagedale was far below the Countywide average of \$83,000, which is typical for inner-ring communities where less expensive and smaller homes tend to be concentrated. In general, housing values in St. Louis County rise the further outward from the City of St. Louis. Furthermore, housing values in St. Louis County correspond to the age of the housing stock, meaning the older the home, the less the value, which is most likely evident in Pagedale as half of the housing was constructed prior to 1930.

Data from the 1990 Census also indicates that 64% of the housing stock in Pagedale is owner-occupied, 23% is non-owner occupied, and 13% is vacant. From 1970 to 1990, Pagedale has experienced a decrease in the number of owner-occupied units from 79% to 76%, and a small rise in the number of non-owner occupied units, meaning that some owner-occupied homes are shifting to rental properties. Even so, the majority of the housing stock in Pagedale remains owner-occupied.

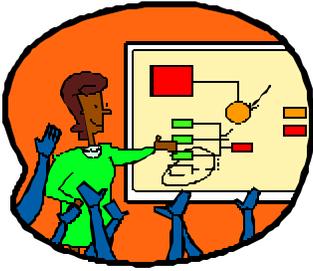
## Land Use

Pagedale is a fully developed community, meaning that large tracts of land are no longer available for new development. Pagedale, however, has opportunities for reinvestment and redevelopment of outdated and dysfunctional commercial structures, existing housing, and vacant parcels. The opportunity for redevelopment is typical for inner-ring communities that developed as population and businesses moved out of the City of St. Louis to St. Louis County in the 1950s and 1960s, but now suffer from a lack of investment as population and business have continued to shift outward to newer developing areas. In addition, the lack of available land for new development is a Countywide trend as St. Louis County is almost fully developed. Inner-ring communities like Pagedale, and the County as a whole must shift focus from attracting new development to redevelopment.

The City of Pagedale is predominately a single-family residential community. Large areas of single-family homes are located to the north and south of St. Charles Rock Road and Page Avenue. In a rather unique land use pattern, the residential areas are separated by railroad tracks and a large pocket of industrial and institutional land uses that occupy the center of Pagedale. Commercial land uses are primarily located along Pagedale's two main thoroughfares: Page Avenue and St. Charles Rock Road, which are again separated by the railroad tracks and the large pocket of industrial/institutional land uses. There are over 150 businesses in



# Demographics and Trends



Pagedale ranging from major manufacturing companies to small, family-owned and operated businesses.

## Crime

Crime data provided by the City of Pagedale was not complete for the years 1998 through 2000, thus crime trends over time cannot be determined. The following narrative includes crime statistics from 1998 to 2000 for only the months that were reported.

In 1998, crime statistics for the City of Pagedale were reported for eight months. In these eight months, there were 174 crimes committed. Stealing was the number one crime with 97 incidents. Burglary followed with 24 incidents. Of the 174 total crimes, 40, or 23%, were Part I crimes. Part I crimes are the most serious offenses against persons, including murder, rape, robbery, and aggravated assault. In Pagedale, there were no murders, 4 cases of rape, 17 robberies, and 19 aggravated assaults.

From April 1999 to December 1999, there were 1,029 arrests in Pagedale, averaging to 114 arrest per month. Of the 1,029 total arrests, 225 were Part I crimes.

In January, April, and May 2000, 226 total arrests were made in the City of Pagedale, averaging 75 arrests per month. In these three months, 25 arrests, or 11%, were made for Part I crimes.



# Community Input

## In This Section:

- ◆ **Networks for Citizen Input**
- ◆ **Assets**
- ◆ **Strengths**
- ◆ **Concerns**
- ◆ **Housing Issues**
- ◆ **Family Support Service Issues**

## Networks for Citizen Input

Several steps were taken to gather input from residents of the City of Pagedale:

### ◆ **Informal Discussions with Community and Civic Leaders**

Informal discussions with various community and civic leaders, including the mayor and alderpersons, were held to determine what they felt were the community's assets and what they believed was lacking in the community as a whole. The informal discussions led to more formal meetings with the same leaders, in which other key community leaders were identified, such as clergy and the elementary school principal, as individuals who could further assess the community's strengths and concerns.

### ◆ **Focus Groups**

Focus groups were formed in the early stages of the planning process. Residents of the community were identified through the meetings with community and civic leaders to participate in focus groups discussing the strengths and concerns in Pagedale, as well as completing preliminary community surveys.

### ◆ **Town Hall Meeting / Community-wide Survey**

In September 2000, a Town Hall Meeting open to all Pagedale residents took place to gather more citizen input, and to inform the community of tentative plans for housing development and providing family support services to the residents of Pagedale. A more in-depth survey was distributed and completed by those attending the Town Hall Meeting, and the same survey was mailed to every household in Pagedale and collected in October 2000.

### ◆ **Community Advisory Board**

A Community Advisory Board (CAB) was formed in October 2000. The CAB consisted of residents from different geographical areas in the city, thereby providing resident representation throughout Pagedale.

Gathering input through these various approaches identified the strengths, concerns, housing issues, and family support service issues in the Pagedale community. With this input, a

# Community Input



Community Action Plan can be created to address the issues and concerns of the entire community, and build upon Pagedale's present assets and resources. The following is an overview of the community's input.

## The Community's Perspective

The number one reason that residents of the Pagedale community have chosen to live in the city is because of reasonable cost of housing. The second most dominant response is the city's geographic location. Most of the residents who completed a community survey have lived in the community for 21 years or more, and the majority of residents polled own their home. An overwhelming majority of the residents believe the mayor to be a great asset to the community and they also credit government officials', Alderpersons', and the police department's commitment to the area.

## Strengths

The residents view the following as the greatest strengths of the Pagedale community:

- City Government (Mayor and Alderpersons)
- City Services (i.e., street maintenance, snow removal, trash collection)
- Police Protection
- Location of City
- Size of Community

## Assets

The following resources were identified by residents and civic leaders of the community:

### ◆ Parks and Recreation

There are three community parks within the city limits. Although the parks were not singled out as an asset to the community by the residents surveyed or who participated in the focus groups, all the parks are easily accessible to residents of the community and can play a major role in summer camp and community gathering activities. One park is located in each of the three wards:

- One park, located on the corner of Kingsland and Roberts, is a small, fenced-in park with some playground equipment; the ground is asphalt.
- A second park, located on the corner of Purdue and Boynton, is a little larger than the park described above. This park is fenced in with a pavilion with play ground equipment and the ground is asphalt.
- Baerveldt Park, the third and largest park, has grassy land and is located across from City Hall and Pagedale Police Department. Baerveldt Park is where many community sponsored activities and events are held,

# Community Input



and is rented by residents for family events. The park has several picnic areas, a large pavilion, playground equipment, and restrooms for the physically challenged.

## ◆ Education Centers

The facilities listed below are assets in the Pagedale community. However, care for children older than 6 years of age is not available, thus childcare is a concern for the residents as well as an asset. The following facilities provide families with limited childcare services:

- YWCA Head Start  
This facility serves low-income children ages 0-5 and their families. Over 150 children attend the center regularly to access services that include health care, nutrition, social services, and education. YWCA Head Start also encourages community participation in various ways.
- Day Care Facilities  
“His Little One’s Daycare” offers a sliding fee scale for state assisted clients, serving children 6 weeks to 6 years of age, and offering a summer program for children up to 14 years of age.

## ◆ Established Businesses

Over 150 businesses are within the City of Pagedale. Businesses are an asset to the community, but also a concern for the residents, since several major businesses have left the area, and retail and large supermarkets are no longer close by. This has created a large gap in the economic growth of the area, since many of the remaining businesses are not large enough to be major contributors to the economic base of the Pagedale community.

## Concerns

The greatest concern of the majority of residents surveyed was the absence of major retail and grocery stores. The residents also believe the following to be major factors in neighborhood instability:

- Not enough youth activities
- Lack of citizen involvement
- Lack of employment opportunities
- Not enough senior citizen activities

The residents were also greatly concerned about substance abuse and alcoholism in the area, and are disturbed with poorly maintained properties, specifically with residents who do not take care of their yards. Furthermore, the number of unemployed persons in the community was seen as a major obstacle. Thus, a majority of residents expressed a need for the following:

- Home improvement programs
- Home ownership programs
- Job training and skills programs

## Community Input



- Community center
- Youth activities and after school programs
- Economic development to attract major retail and grocery stores

## Housing Issues

Housing is a major issue in Pagedale due to the age of housing stock, with over 50% of the homes built prior to 1930, and only 7% built after 1970. Older housing requires considerably more maintenance than newer homes, and if left to deteriorate, property values decrease and the community will not attract new homebuyers.

Many housing concerns were voiced by residents through a citywide survey and participation at community meetings. A summary of the key housing issues that were identified by residents is as follows:

### **Home Improvement Programs**

***“We need a home maintenance program for the middle income and working class.”***

Residents felt that the need for more home improvement programs in Pagedale was a key housing issue. Christmas in April was cited as a good example of an existing program, other residents indicated that more resources were needed to help Pagedale residents maintain and improve their property. Participants commented that both funding and training are necessary to help residents improve their homes. Examples of monetary assistance for home improvements that were named by participants included grants and matching funds. Residents would also like to supplement monetary assistance with training classes to teach home repair skills. It was expressed that most Pagedale residents can't afford the high costs of home improvements on their own, and that they need classes to teach them how to do the work themselves.

Several residents specifically mentioned as needing assistance with home improvements were the elderly and the working class/middle income residents who do not qualify for existing home improvement programs targeted for low-income individuals and households. Also discussed, is the fact that the elderly often need assistance with relatively minor home improvements including painting and landscaping. It was suggested that the Pagedale youth could get involved in home improvement programs and assist the elderly while learning valuable skills for future employment.

### **Beautification**

***“Beautification of the neighborhood to instill pride.”***

Neighborhood beautification was named as a key housing issue by residents.

## Community Input



They felt that beautification efforts will help to instill pride in the community. It was suggested that a beautification committee be formed to lead beautification efforts throughout the city. Specific beautification efforts that were mentioned include planting flowers around the Pagedale entrance signs, creating a community garden, and placing trash receptacles on street corners.

### **Occupancy Permit Enforcement**

#### ***“Enforce occupancy permits!”***

Many Pagedale residents indicated that the enforcement of occupancy permits needs to be improved in Pagedale. Participants felt that properties changed occupants without an inspection and proper permit being issued. One focus group specifically mentioned that the lack of occupancy permit enforcement has led to overcrowding in certain housing units.

### **Absentee Landlords**

#### ***“Landlords are not acting responsibly.”***

Another housing issue of concern is absentee landlords in Pagedale. Absentee property ownership is a concern, since landlords may not maintain their properties to the standards that a permanent resident would because they do not reside in the community. Participants agreed that rental properties are in need of maintenance and upkeep, but landlords are not acting responsibly. Residents would like more stringent code enforcement to make absentee landlords more accountable for maintaining their properties.

### **Home Ownership**

#### ***“Make residents aware of the opportunities and programs out there to assist home buyers.”***

Home ownership was named as a key housing issue in Pagedale by residents. Several individuals felt that there should be more opportunity to purchase homes for Pagedale residents, and that residents were not aware of the home ownership opportunities and programs available to assist homebuyers. Other people discussed the issue of home ownership in terms of basic household management, such as maintenance and budgeting. Participants at the town hall meeting commented that “some residents just don’t know how to manage a household,” and indicated a need for training classes that would teach home management skills.

### **Section 8 Housing**

#### ***“Section 8 Housing needs to be up to code.”***

Section 8 housing was a key housing issue for several residents. Most participants felt that there was too much Section 8 housing in Pagedale. Others indicated that Section 8 housing was not kept up to code and contributed to the property maintenance issues in the city.

# Community Input



## Priority Housing Issues

At the conclusion of the town hall meeting, thirty-two residents participated in selecting their most important housing issue. By far, residents indicated that home and property maintenance was the most important housing issue facing the City of Pagedale with fourteen votes, or 44% of the total vote. Home and property maintenance was followed by home repair classes and training with four votes and absentee landlords with three votes. Help for the elderly and the poor, and new resident screening followed with two votes. More opportunities to buy homes, the need for more new home building, and a beautification committee rounded out the voting with one vote each.

HOUSING ISSUE	NUMBER OF VOTES
Home/property maintenance	14
Home repair classes/training	4
Absentee landlords	3
Enforce occupancy permits	2
Help elderly	2
Help poor	2
New resident screening	2
More opportunities to buy homes	1
Need more new home building	1
Beautification committee	1

## Other Housing Issues

Additional key housing issues identified by residents:

- T New homebuilding is needed in Pagedale
- T New resident screening is needed
- T Leaf Pick-Up program should be improved
- T Improve quality of school district to attract homeowners to Pagedale
- ✓ Police need updated equipment and more training to protect homeowners

## City Officials' Input

The majority of housing issues and concerns were collected from the residents of Pagedale through a community survey and town hall meeting. City officials had similar concerns about housing and their comments are included in order to illustrate common ideas about housing issues among residents and officials.

A major concern for the Mayor of Pagedale is within the 1<sup>st</sup> Ward, where there are a large number of vacant lots and homes in need of repair. This deterioration is having an enormous impact in the community, as portions of the 2<sup>nd</sup> Ward are beginning to deteriorate as well. The 3<sup>d</sup> Ward is primarily industrial property. Alderpersons identified the following housing issues:

- Yard maintenance is a severe problem
- Rental properties not kept up to code

## Community Input



- Residential inspections are not thorough, inclusive, nor consistent
- Inspections should be conducted by the City of Pagedale and not the County Government
- Lease-purchase property agreements
- Seniors lack of finance for home maintenance
- Financial assistance for current home owners

City officials also identified non-resident home ownership and the abandonment of homes and property as concerns, for they put a great financial strain on the City. The Mayor and the Building Commissioner find this issue quite disturbing and very detrimental to the community as a whole.

## Family Support Service Issues

There are no health care centers in the immediate area; thus health care service is another major concern for the residents. YWCA—Head Start does provide limited health care services to children enrolled in their program, but is not available to the community at large. Many of those surveyed and interviewed voiced a need for a center that is centrally located within the community to adequately serve the health needs of the residents.

Transportation was another issue for the residents and community leaders. Bi-State Transit does serve the area, but the service is limited, in that, the scheduled service ends early in the evening, and there are fewer buses serving the area over the weekend.

## Needs of the Community

In summary, social service and home ownership and repair/maintenance programs appear to be what the residents believe to be crucial to the community as a whole. Thus, a home ownership/maintenance program will be established to include funds for emergency repairs, assistance with code violations, and purchasing of a home (more detailed information in the Plan Implementation section of this report)

As noted before, a Community Advisory Board (CAB) was established to be a representative voice for the whole community. Along with the CAB, a majority of the residents surveyed believe that a Family Support Center would be most beneficial to the community, and should incorporate a place for recreational activities for youth and adults. The Family/Community Support Center will assist residents with not only housing issues, but social service issues that include how to access particular services and resources that will help a family become self-sufficient, and help other families maintain their self-sufficiency. This may include, but is not limited to the following:

- Family counseling
- Job training and skills program

## Community Input



- GED center
- Youth mentoring programs
- Drug and alcohol abuse programs
- Senior and youth activities

There appear to be a number of senior citizens in Pagedale who are unable to do minor clean-up and detailing of their property. Thus, residents will work with not-for-profit organizations as well as city officials to establish a program that will assist seniors with, but not limited to, the following:

- Yard clean up and maintenance
- Transportation
- Painting inside the home and washing windows.



# Goals and Strategies

## In This Section:

### ◆ The Six Pagedale Goals

## The Six Pagedale Goals

The Community Advisory Board (CAB) developed goals around the key issues determined by community input and contained in the Pagedale Vision Statement. Goals are broad, long-range desired conditions or results to be achieved over the life of the Pagedale Community Action Plan. The six goals described below are the future desires of Pagedale residents. Each goal contains a series of strategies. Strategies are more specific than goals, and are achievable action statements. When an strategy is met, the community is one step closer to reaching its goal. Specific actions to achieve the goals and strategies with responsible parties and timeframes are addressed in the Plan Implementation section immediately after this section.

### ◆ Goal 1: Establish Clean and Attractive Neighborhoods

Pagedale residents desire to see improvements in the physical appearance of the city, especially within neighborhoods. Residents expressed the need for more work to be done to improve the conditions of the existing housing stock, and indicated support for a community clean-up day. Members of the Community Advisory Board (CAB) thought that home improvement programs should be targeted to home owners because they believe that homeowners are more vested in the neighborhood and are thereby more likely to maintain their property in order to keep up property values.

#### **GOAL 1: Establish clean and attractive neighborhoods.**

##### **Housing Strategies**

- I. Improve the quality of owner-occupied housing in Pagedale.
- II. Educate residents about home ownership, including home maintenance and good neighbor policies.

##### **Neighborhood Beautification Strategies**

- I. Generate programs that involve residents in the beautification process.
- II. Develop ways for residents to become more acquainted.
- III. Create an on-going relationship with youth, adult, and senior residents.

# Goals and Strategies



## ◆ Goal 2: Increase the level of resident participation in city government and within neighborhoods.

Many Pagedale residents indicated that the strength of the city government was the Mayor, and are comfortable with their Alderpersons. However, other residents felt that communication with some elected officials and the police department could be improved. At the neighborhood level, several residents stated that there is little or no communication between residents in their own neighborhoods. The Community Advisory Board (CAB) determined that ways to open the lines of communication between resident and City Hall, and activities to encourage interaction from resident to resident were needed.

### **GOAL 2: Increase the level of resident participation in city government and within neighborhoods.**

#### **Strategies:**

- I. Improve communication within the neighborhood.
- II. Improve information sharing.
- III. Create a gathering place for all residents.
- IV. Establish a Pagedale Community Association.
- V. Provide comprehensive and accessible programs and services to all Pagedale residents.

## ◆ Goal 3: Reduce crime and drug abuse.

There are pockets in Pagedale where crime and drugs are a concern to residents. Residents felt that many crimes in Pagedale were generated through the use and sale of drugs. Residents also indicated that drug and alcohol abuse in Pagedale was not solely a youth problem, but extended to other age groups as well, including senior citizens. Other contributing factors to crime and drug abuse were the lack of recreational opportunities and facilities for youth programs, the high unemployment rate, and the drop-out rate among teenagers, which is double the national average. Residents and the Community Advisory Board (CAB) felt that drug awareness programs, more police visibility, and demolition of abandoned buildings would deter crime and drug activity in the area.

### **GOAL 3: Reduce crime and drug abuse.**

#### **Strategies:**

- I. Increase number of employment opportunities in the area, especially for teens.
- II. Provide a center for residents to access social services and programs that enhance the quality of life.
- III. Promote positive police intervention.

# Goals and Strategies



## ◆ Goal 4: Increase the level and accessibility of family support and senior services.

Of the community input received through focus groups, the Town Hall Meeting, and the community-wide survey, a community center was continually identified by residents as the greatest need in Pagedale. A community center was viewed by residents as a multi-functional place for recreational activities and family and senior programming and services.

### **Goal 4: Increase the level and accessibility of family support and senior services.**

#### **Strategies:**

- I. Organize senior services.
- II. Assist seniors with health care issues.
- III. Create activities that will involve youth helping seniors.
- IV. Offer community based family services.

## ◆ Goal 5: Develop programs and activities for youth.

Pagedale residents and the Community Advisory Committee (CAB) indicated there was a lack of activities and programs for youth to keep teens off the streets. A community center was seen as a way to provide youth with a gathering place for organized activities, nurturing, and guidance.

### **Goal 5: Develop programs and activities for youth.**

#### **Fund Raising Strategies:**

- I. Conduct a community center fund raiser.

#### **Programs and Activities Strategies:**

- I. Develop a youth leadership program.
- II. Coordinate after school activities for youth
- III. Develop a summer recreation program for youth

## ◆ Goal 6: Create economic development opportunities to make Pagedale a thriving community.

Pagedale residents believe that more businesses and business opportunities are needed in the City. In addition, educational advancement and job training skills are needed to create a skilled labor force within the community.

### **Goal 6: Create economic development opportunities to make Pagedale a thriving community.**

#### **Strategies:**

- I. Improve the opportunities for residents to access educational training centers and higher learning institutions.
- II. Provide more economic development strategies that will aid in creating jobs within the community.



# Plan Implementation

## In This Section:

- ◆ Housing
- ◆ Family Support Services
- ◆ Action Plan

## Housing

As pointed out earlier in this Plan, over half the housing stock in Pagedale was built prior to 1930 and only 7% was built after 1970. As housing ages beyond twenty years, the need for required maintenance becomes more critical. Further, a significant percentage of property owners have failed to perform routine property maintenance over the years, resulting in homes that are both unattractive and unsound.

Residents indicated that the renovation of older homes was the key to addressing the property maintenance problems issues, as many of the homes in Pagedale need maintenance simply because of their age. As is the case in many older communities, senior residents do not have the funds to pay for the upkeep of their homes.

The action plan which follows outlines a approach to housing revitalization and stabilization which stresses the improvement of owner occupied housing, the rehabilitation and sale of vacant and boarded up properties, and the training of existing home owners and future home buyers about what it means to be a good neighbor and how to perform routine maintenance on their homes. This approach will also increase the number of owner occupied homes in Pagedale.

## Family Support Services

Community development encompasses more detailed planning than building new homes or the rehabilitation of existing houses. A certain level of support services designed to address particular social, health, and economic issues in the community must also be included in the overall planning process. Thus, input from Pagedale residents was gathered, as outlined previously, to determine social services and family support programs that will aid in neighborhood stabilization, as well as increase the level of resources for organized activities involving youth, seniors, and families.

In order to facilitate family support service goals, a physical space must be acquired to house and implement the various programs and services that residents deem essential in Pagedale. A community center was continually identified through the community input as one of the greatest needs and highest priorities in the City of Pagedale. A Family Support

# Plan Implementation



Center will be established to provide resources, social service programs, and other support services to Pagedale residents. The services will be comprehensive, accessible, and focused on promoting a healthy and stable environment for families and residents. The Family Support Center will assist with referrals to help families access counseling and intervention programs, and link families with social services and resources available in the community as well as within the greater St. Louis metropolitan area. In addition, the Family Support Center will also provide a place for youth activities and youth leadership training, as well as crisis and intervention programs geared specifically to the needs of seniors.

Currently, the City of Pagedale is allowing Beyond Housing to use a room in the YWCA Child Center building for office space. City Hall is building a new facility and has planned to demolish the present City Hall building for additional parking space. Beyond Housing is in discussion with the Mayor to possibly secure the present City Hall building for office space that will allow Beyond Housing to have a satellite office located in Pagedale. Because of the need for a building to implement programs and services, the Mayor and Beyond Housing are discussing the possible use of the present City Hall as a Family Support Center.

Another family support services action step will be to form a Pagedale Community Association that will assist in developing relationships within the community, and assist with establishing neighborhood watch programs throughout the area. Members of the community that can provide leadership will be identified to assist in forming the association, which will ultimately aid in fostering neighborhood communication and resident involvement. A community association will also help bridge the gap between residents and the City of Pagedale Police Department. Currently, a majority of residents have established positive and healthy relationships with the mayor and other civic leaders, but as stated by one resident, “most people fear the police when the police should be a partner in the neighborhood.” Other Pagedale residents expressed “the need for more neighborhood watch groups and the reinstatement of a “block unit program” to be implemented throughout the community.

## Action Plan

The action plan gives direction and consists of concrete steps to implement the goals determined by the residents of the City of Pagedale. The following table includes the goals, strategies, and action steps; designates persons or organizations responsible for executing the actions; and suggests tentative dates to initiate action steps.

# Plan Implementation



<b>Goal 1: Establish clean and attractive neighborhoods.</b>			
<b>Housing</b>			
<b>Strategies</b>	<b>Action Steps</b>	<b>Responsible Parties</b>	<b>Start Date</b>
<b>I. Improve the quality of owner-occupied housing in Pagedale.</b>	<b>1.</b> Develop a program that facilitates and encourages the construction of new in-fill housing on vacant lots and the demolition and replacement of dilapidated, obsolete structures with new housing.	Beyond Housing, other non-profit organizations and City of Pagedale	Spring 2001 On-going
	<b>2.</b> Establish an acquisition /rehabilitation program designed to reconstruct vacant and boarded houses and offer them for sale to new home buyers.	Beyond Housing and other non-profit organizations	Spring 2001
	<b>3.</b> Provide hardship grants for income eligible home owner occupants in need of small home repair projects which address housing code violations.	Beyond Housing and other non-profit organizations	Spring 2001
	<b>4.</b> Establish a home improvement program which focuses on exterior building code violations.	St. Louis County and the City of Pagedale	Spring 2001
	<b>5.</b> Encourage City Officials to enforce property code violations.	Pagedale Community Association and Block Unit Groups	Spring 2001
	<b>6.</b> Facilitate the participation of other non-profit agencies with a focus on home repairs, such as Christmas In April.	Beyond Housing and other non-profit organizations; Neighborhood Housing Services-Block Aid	Spring 2002
<b>II. Educate residents about home ownership, including home maintenance and good neighbor policies.</b>	<b>1.</b> Host training classes on home maintenance.	Neighborhood Housing Services, Catholic Commission on Housing, and other non-profit organizations	Summer 2001
	<b>2.</b> Develop home ownership classes.		

# Plan Implementation



<b>CONTINUED Goal 1: Establish clean and attractive neighborhoods.</b>			
<b>Neighborhood Beautification</b>			
<b>Strategies</b>	<b>Action Steps</b>	<b>Responsible Parties</b>	<b>Start Date</b>
<b>I. Generate programs that involve residents in the beautification process.</b>	<ol style="list-style-type: none"> <li><b>1.</b> Create neighborhood beautification committees.</li> <li><b>2.</b> Hold a beautiful block contest.</li> </ol>	Community Association; Block Units	Summer; Fall 2001
<b>II. Develop ways for residents to become more acquainted.</b>	<ol style="list-style-type: none"> <li><b>1.</b> Plant flower beds near city entrance signs.</li> <li><b>2.</b> Create a community garden.</li> </ol>	Community Association; Block Unit Groups	Spring 2001 Summer 2001
<b>III. Create an on-going relationship with youth, adult, and senior residents.</b>	<ol style="list-style-type: none"> <li><b>1.</b> Have a community "paint-up" day.</li> <li><b>2.</b> Sponsor an anti-liter campaign.</li> </ol>	Community Association; Block Unit Groups	Fall 2001 or Spring 2002

# Plan Implementation



## Goal 2: Increase the level of resident participation in City government and within neighborhoods.

Strategies	Action Steps	Responsible Parties	Start Date
<b>I. Improve communication within the neighborhood.</b>	<b>1.</b> Plan and develop programs to foster community pride.	Pagedale Residents; Beyond Housing	Summer 2001
	<b>2.</b> Initiate programs and activities to foster community pride.	Pagedale Residents; City Officials; other interested parties	Fall 2001
	<b>3.</b> Provide a forum for residents, city officials, and police to come together and establish a working communication plan.	Pagedale Residents; City Officials; other interested parties	Spring 2001 On-going
<b>II. Improve information sharing.</b>	<b>1.</b> Organize neighborhood watch programs throughout Pagedale.	Pagedale Residents	Summer 2001
	<b>2.</b> Create a community newsletter.	Beyond Housing; Pagedale Residents	Spring; Summer 2001 On-going
<b>III. Create a gathering place for all residents.</b>	<b>1.</b> Create a family support center that is centrally located for all residents to access programs and services.	Beyond Housing; City of Pagedale; other non-profit organizations	Spring; Summer 2001
	<b>2.</b> Sponsor activities that foster communication between residents.		Summer 2001 On-going
<b>IV. Establish a Pagedale Community Association.</b>	<b>1.</b> Identify realistic tasks to be completed by Pagedale Community Association. <b>2.</b> Recruit residents to develop the organizational model. <b>3.</b> Research existing organization models for guide, such as the Castle Point Community Association model. <b>4.</b> Provide leadership skills training for association board members. <b>5.</b> Provide the Community Association Board with technical assistance in the form of a staff person trained in community planning and development.	Pagedale residents; Beyond Housing    Beyond Housing  Beyond Housing	Spring 2001 On-going
<b>V. Provide comprehensive and accessible programs and services to all Pagedale residents.</b>	<b>1.</b> Hire a Family Resource Specialist or contract with an agency to provide various support services.	Beyond Housing; other non-profit organizations; City Officials	Spring 2001 On-going
	<b>2.</b> Facilitate education and life skills programs.		Fall 2001

# Plan Implementation



<b>Goal 3: Reduce crime and drug abuse.</b>			
<b>Strategies</b>	<b>Action Steps</b>	<b>Responsible Parties</b>	<b>Start Date</b>
<b>I. Increase number of employment opportunities in the area, especially for teens.</b>	<b>1.</b> Provide opportunities for youth to work as counselors in a summer camp program.	Normandy School Dist.; Beyond Housing	Spring 2001 or 2002
	<b>2.</b> Create and develop a job-readiness training program.	Normandy School Dist.; St. Louis Public School; Beyond Housing; Not for profit businesses	Summer 2002
	<b>3.</b> Research opportunities to partner with the school district to establish a work-study program for the area.	Normandy School Dist; Beyond Housing; Local Businesses	Summer; 2001
	<b>4.</b> Initiate a job-readiness training program.	Normandy School Dist; St. Louis Public Schools; Beyond Housing; Not-for- profit Businesses	Fall 2001 On-going
	<b>5.</b> Increase number of employment opportunities in the area through job fairs.	Local Businesses; Pagedale Residents; Beyond Housing	Spring 2002 On-going
	<b>6.</b> Partner with local businesses to provide apprenticeship positions.	Local Businesses; Pagedale Residents; Beyond Housing	Winter 2001/Spring 2002 On-going

# Plan Implementation



<b>CONTINUED Goal 3: Reduce crime and drug abuse.</b>			
<b>II. Provide a center for residents to access social services and programs that enhance the quality of life.</b>	<b>1.</b> Host drug awareness programs.	Family Resource Center; Beyond Housing; non-profit organizations	Summer 2001
	<b>2.</b> Research existing programs that provide problem solving and decision making skills and techniques for creating programs in Pagedale.	Family Resource Center; Beyond Housing	Summer 2001
	<b>3.</b> Create and develop programs that provide problem solving and decision making skills and techniques.	Family Resource Center; Beyond Housing; Not-for-profit organizations	Fall 2001
	<b>4.</b> Generate and partner with social service agencies to promote health and safety habits.	Community Association; Beyond Housing; Family Resource Center non-profit organizations	Summer/ Fall 2001
	<b>5.</b> Initiate programs that provide problem solving and decision making skills and techniques.	Family Resource Center; Beyond Housing; Other not-for-profit organizations	Winter 2001
<b>III. Promote positive police Intervention.</b>	<b>1.</b> Increase the level of communication between police and residents. <i>(This action step will be initiated with "forum" in Goal 2 -Strategy 3).</i>	Pagedale Residents; City Officials; Police Department; Beyond Housing	Spring 2001 On-going
	<b>2.</b> Increase the number of police patrolling the streets on foot and car.	Police Department; City Officials	Spring; Summer 2001

# Plan Implementation



<b>Goal 4: Increase the level and accessibility of senior and family support services.</b>			
<b>Strategies</b>	<b>Action Steps</b>	<b>Responsible Parties</b>	<b>Start Date</b>
<b>I. Organize senior services.</b>	<b>1.</b> Create a resident-based committee that will help seniors with support and transportation services.	Pagedale Community Association; Beyond Housing	Summer 2001
	<b>2.</b> Create a senior support committee that will assist with an in-home visitation program.	Pagedale Community Association; Beyond Housing	Fall 2001
<b>II. Assist seniors with health care issues.</b>	<b>1.</b> Establish a senior support committee to <u>investigate</u> opportunities for free clinics to be located within Pagedale.	Community Association; Beyond Housing	Spring 2001
	<b>2.</b> Establish a senior support committee to research ways to attract more doctors in private practice to the area.	Community Association; Beyond Housing	Spring 2001
<b>III. Create activities that will involve youth helping seniors.</b>	<b>1.</b> Organize a yard clean up and tree trimming event especially for seniors.	Community Association; Youth Coordinating Council; Beyond Housing	Summer; Fall 2001 & Spring 2002 On-going
	<b>2.</b> Include youth in resident-based home improvement projects, such as painting interior of homes, and washing windows for seniors.	Community Association; Youth Coordinating Council; Beyond Housing	Fall 2001
<b>IV. Offer community based family services.</b>	<b>1.</b> Establish a meeting place for activities, such as within an established community center.	Beyond Housing Community Association	Spring 2001
	<b>2.</b> Research and locate various existing programs that provide curriculum conducive to the needs of Pagedale families.	Beyond Housing Community Association Family Resource Specialist	Summer 2001
	<b>3.</b> Research and determine the best way to access various existing programs that will provide the needed skills for Pagedale residents.	Beyond Housing Community Association Family Resource Specialist	Summer 2001
	<b>4.</b> Provide parenting skills seminars and workshops.	Other not-for profit organizations	Fall 2001

# Plan Implementation



<b>Goal 5: Develop programs and activities for youth.</b>			
<b>Strategies</b>	<b>Action Steps</b>	<b>Responsible Parties</b>	<b>Start Date</b>
<b>Fund Raising</b>			
<b>Strategy I. Conduct a community center fund raiser.</b>	<ol style="list-style-type: none"> <li>1. Establish a fund raising committee to develop ways to get the necessary equipment that will enable sports programs, athletic groups, and other organizational activities for youth.</li> </ol>	Pagedale Community Association; Pagedale Residents; Beyond Housing; Family Resource Center	Summer – Fall 2001 On-going
<b>Programs and Activities</b>			
<b>Strategy II: Develop a youth leadership program.</b>	<ol style="list-style-type: none"> <li>1. Identify adults in the community willing to be sponsors for the Youth Coordinating Council.</li> <li>2. Identify businesses in the area willing to sponsor various efforts of the Youth Coordinating Council.</li> <li>3. Establish a Youth Coordinating Council.</li> <li>4. Identify existing youth leadership programs to be a model for Pagedale.</li> <li>5. Identify young adults within the community willing to assist youth in establishing a Youth Coordinating Council.</li> </ol>	<p>Community Assoc; residents; City Officials; Beyond Housing</p> <p>Community Assoc; Residents; City Officials; Beyond Housing</p> <p>Community Assoc; Residents; City Officials; Beyond Housing</p> <p>Community Assoc; Family Resource Center; Beyond Housing</p> <p>Community Assoc; Residents; City Officials; Beyond Housing</p>	<p>Spring-Summer; 2001</p> <p>Spring-Summer 2001</p> <p>Summer 2001</p> <p>Summer-Fall 2001</p> <p>Summer-Fall 2001</p>
<b>III: Coordinate after-school activities for youth.</b>	<ol style="list-style-type: none"> <li>1. Investigate how to involve and partner with the grade school serving the City of Pagedale.</li> <li>2. Establish Girl and Boy Scout troops in the community center.</li> </ol>	<p>Community Association; Normandy School District; Beyond Housing</p> <p>Youth Leadership Committee; Girl and Boy Scout Association; Community Association</p>	<p>Summer; Fall 2001</p> <p>Fall 2001</p>

# Plan Implementation



<b>CONTINUED - Goal 5: Develop programs and activities for youth.</b>			
<b>Strategies</b>	<b>Action Steps</b>	<b>Responsible Parties</b>	<b>Start Date</b>
<b>Programs and Activities</b>			
<b>IV. Develop a Summer Recreation Program for the Youth in Pagedale Community</b>	1. Investigate the possibility of starting a summer day camp in the Pagedale Community.	Family Resource Center; Beyond Housing	Spring-Summer 2001
	2. Identify existing recreational programs to be a model for the Pagedale community.	Beyond Housing; Athletic Associations; Family Resource Center	Spring-Summer 2001
	3. Identify other camp opportunities for the Pagedale community, especially with Beyond Housing.	Family Resource Center; Beyond Housing; Athletic Associations	Spring-Summer 2001
	4. Investigate the possibility of bringing sports camps to the Pagedale community.	Family Resource Center; Beyond Housing	Summer 2001

<b>Goal 6: Create economic development opportunities to make Pagedale a thriving community.</b>			
<b>Strategies</b>	<b>Action Steps</b>	<b>Responsible Parties</b>	<b>Start Date</b>
<b>I. Improve the opportunities for residents to access educational training centers and higher learning institutions.</b>	1. Establish a GED center.	Local Businesses; Beyond Housing; Other not-for-profit organizations; Local educational and training centers	Summer-Fall 2001
	2. Offer training classes that include resume and interviewing skills.		Winter 2001; Spring 2002
	3. Offer job training skills programs.		Winter 2001; Spring 2002
<b>II. Provide more economic development strategies that will aid in creating jobs within the community.</b>	1. Create a database of vacant lots and abandoned buildings to market for commercial and industrial use, and seek out companies looking to relocate.	City Officials; Local Businesses; Government Programs; St. Louis County	Fall; Winter 2001
	2. Attract new businesses to the area through incentive programs sponsored by government and private organizations.		Winter 2001; Spring 2002
	3. Expand and market existing incentives to attract business owners to move into Pagedale.		Winter 2001; Spring 2002



# Appendix A: Pagedale Community Survey Results

A survey was distributed to Pagedale residents attending the Town Hall Meeting in September 2000, and then mailed to every household in the City in October 2000. Thus, every resident of the City of Pagedale was given with the opportunity to provide input into the Pagedale Community Action Plan. Included in this appendix are the final survey results, combining the responses from the surveys completed at the Town Hall Meeting with the surveys completed by mail. The following results include only the top five responses to each question.

**1. Why have you chosen to live in the City of Pagedale?**

- 40 Reasonable cost of housing
- 32 Location
- 30 Low taxes
- 30 Size of community
- 30 City services (police protection, street maintenance, snow removal, trash collection, parks, etc.)

**2. What are the strengths of the City of Pagedale?**

- 43 City government (Mayor and Alderpersons)
- 41 City services
- 40 Police protection
- 38 Location
- 33 Size of community

**3. What do you see as barriers to neighborhood stability in the City of Pagedale?**

- 46 Absence of major retail and grocery stores
- 43 Not enough youth activities / After school programs
- 40 Lack of citizen involvement
- 32 Lack of employment opportunities
- 28 Not enough senior citizen activities

**4. What are your concerns about the Pagedale community?**

- 42 Drug and alcohol abuse
- 37 Poorly maintained properties
- 34 Property maintenance
- 33 Unemployment

**5. Of the concerns mentioned above in question 4, what is the number one concern that you feel needs to be addressed by the City of Pagedale?**

- 8 Poorly Maintained properties
- 6 Drugs and alcohol abuse
- 5 Safety
- 4 Crime
- 2 Lack of affordable Housing
- 2 Not enough jobs/Access to jobs
- 2 Not enough Youth Activities

**6. What services do you feel would best serve the needs of Pagedale residents?**

- 57 Home improvement programs
- 49 Job training / skills programs
- 44 Community center
- 36 Drug and alcohol abuse counseling
- 43 Youth activities / After school programs
- 41 Home ownership programs

**7. Of the services mentioned in question 6, please list the five that you feel are the most critical for Pagedale residents, with number 1 being the most important service needed, number 2 the next important, number 3 the next, and so forth.**

**Most Important**

- 19 Home improvement programs
- 9 Home ownership programs
- 8 Youth activities
- 3 Drug and alcohol abuse counseling
- 3 Community center

**Second Most Important**

- 9 Job training / Skills programs
- 8 Home improvement programs
- 5 Health care
- 4 Drug and alcohol abuse counseling
- 3 Community center
- 3 Home ownership programs

**Third Most Important**

- 7 Youth Activities / After-school programs
- 6 Job training / Skills programs
- 5 Health care
- 4 Community center
- 4 Drug and alcohol abuse counseling
- 4 GED programs

**Fourth Most Important**

- 6 Health care
- 5 Senior citizen activities
- 5 Job training / Skills programs
- 5 Community center
- 4 Drug and alcohol abuse counseling

**Fifth Most Important**

- 5 Community center
- 5 Family counseling
- 4 GED programs
- 4 Job training / Skills programs
- 3 Health care

**8. If needed, where do you go for emergency assistance and services now?**

- 12 BJC
- 8 Hospital / Doctor
- 4 Church
- 3 STEP Inc.
- 3 Police/911

**9. If you could change one thing about the City of Pagedale, what would it be?**

- 3 More employment opportunities
- 2 No rental property
- 2 Improve appearance of houses and businesses
- 2 Reduce crime and drugs
- 2 Improve homes / offer home improvement programs to residents

**10. Please read the following statements and indicate the level to which you agree with the statements.**

	<b>Strongly Agree</b>	<b>Agree</b>	<b>Disagree</b>
<b>Our Community</b>			
Pagedale is a safe place to live.		45	
Pagedale is a good community to live and raise a family.		38	
Social services and resources are accessible to all residents of the community.		20	
Pagedale has adequate services for seniors.		21	22
Pagedale has adequate services for youths.			18
<b>Our City Government</b>			
Pagedale has good community leaders.		28	
Pagedale's elected officials always communicate with the residents.		29	
Pagedale offers quality services to its residents, such as street maintenance and snow removal.		25	
Pagedale's police department has a strong presence in the community.		27	
<b>Our Schools</b>			
The school district serves the community with quality education.		22	
After-school activities are adequate and sufficient for the youth in Pagedale.			22
Programs such as DARE are available to youth in the community.		20	
<b>Economic Development</b>			
Pagedale needs more economic development to create jobs with the community.	33		
The needs of the residents in Pagedale are adequately served businesses within the Pagedale community.		20	21
<b>Housing</b>			
Housing stock in Pagedale is in good condition.		11	20
Residents of Pagedale maintain their properties.		20	20
Home ownership programs are needed in the Pagedale community.		25	

**The next set of questions helps us with knowledge of the residents' needs to better provide resources in the Pagedale community. Please answer all questions. All answers are confidential.**

**11. What is your race?**

- 61 African American
- 5 Euro-American
- 0 Hispanic
- 1 Other: Mulatto

- 12. What is your gender?**  
55 Female  
18 Male
- 13. What is your marital status?**  
15 Single  
5 Divorced  
31 Married  
12 Widowed  
2 Separated
- 14. What age group are you in?**  
1 18-24 years  
6 25-34 years  
10 35-49 years  
24 50-64 years  
28 65 years and older
- 15. How many adults over the age of sixty are living in the home?**  
29 0 Adults  
24 1 Adult  
9 2 Adults  
1 3 Adults
- 16. How many children under the age of eighteen years live in the home?**  
40 No children in the home  
25 With children in the home  
**If yes to question 16, what is your relationship to the children?**  
17 Live with parent only  
3 Live with parent and grandparent  
10 Live with grandparent only
- 17. How long have you lived in Pagedale?**  
2 0-2 years  
4 3-5 years  
8 6-10 years  
2 11-15 years  
2 16-20 years  
46 21 years or more
- 18. Do you currently:**  
61 Own your home  
8 Rent your home
- 19. What is the last year of school you completed?**

<u>2</u>	Less than high school
<u>6</u>	Some high school
<u>9</u>	High school
<u>4</u>	Trade/Technical school
<u>26</u>	Some college
<u>30</u>	College
<u>2</u>	Graduate school

**20. What is your present employment status?**

<u>15</u>	Full-time
<u>10</u>	Part time
<u>30</u>	Retired
<u>4</u>	Unemployed
<u>1</u>	Other: Self-employed

**21. Please mark the category in which your total family income falls.**

<u>15</u>	Under \$15,000
<u>16</u>	\$15,000 - \$25,999
<u>11</u>	\$26,000 - \$35,999
<u>6</u>	\$36,000 - \$45,999
<u>3</u>	\$46,000 - \$55,999
<u>3</u>	\$56,000 - \$65,999
<u>1</u>	\$66,000 and up

**22. Do you have a checking account?**

<u>44</u>	Yes
<u>5</u>	No

**Do you have a savings account?**

<u>22</u>	Yes
<u>14</u>	No



# Appendix B: Housing Condition Survey Results

A housing condition survey was completed by the St. Louis County Department of Planning for the entire community of Pagedale. The housing condition surveys were based on forms utilized by the St. Louis County Neighborhood Preservation program. The purpose of conducting a city-wide housing condition survey was to assist the Community Building Team (CBT) of Beyond Housing with identifying basic housing needs in the City of Pagedale. The results of the housing condition surveys enable the CBT of Beyond Housing to target specific housing programs to the residents of Pagedale

Homes were surveyed by noting deficiencies in the following categories:

- Structural conditions-unstable porch, stairs, structure, chimney
- Façade-damaged siding or fascia, peeling paint, tuck pointing needed
- Garage- peeling paint, unstable structure
- Roof- missing shingles, missing or deteriorated gutters
- Windows-broken glass or pane, torn screen
- Lawn-trash, tall grass/weeds, flooding
- Driveway-cracked concrete or asphalt, inadequate material
- Sidewalk (if present) -cracked or broken concrete

Based on the number of problems that were observed, homes were determined to be in good condition, in need of minor rehabilitation, requiring major rehabilitation, or in very poor condition.

Housing Condition Survey Categories	
# of Deficiencies	Condition
0-1	Good Condition
2-3	Minor Rehabilitation
4-5	Major Rehabilitation
6-7	Very Poor Condition

Every home in Pagedale was surveyed in order to get a true and accurate account of the housing conditions within the community, as housing conditions can vary greatly from neighborhood to neighborhood, or in some cases block by block. To determine the housing conditions in the different parts of Pagedale, the surveys were sorted and analyzed by the ward in which the homes were located (wards 1-3). Overall the homes in Pagedale are in good condition, although there are certain areas that require rehabilitation, and in a few cases demolition. A summary of the survey results by ward is as follows.

## Ward 1 Housing Surveys

There were 350 homes surveyed in Ward 1. Overall, the housing in Ward 1 is in fairly good condition, with the majority of homes needing minor to major rehabilitation. In Ward 1, six streets contain 50% or higher of the homes in good condition. Seven streets in this ward have 50% or higher of the homes requiring minor rehabilitation. Four streets have 10% or higher of the homes in need of major rehabilitation, and five streets have homes in very poor condition that are either condemned or unfit for occupancy. Schofield Place and Wynhill have new housing

## Ward 1 Streets

Belrue  
 Ferguson (in part)  
 Gregan  
 Gruner  
 Joseph  
 Julian  
 Kingsland (in part)  
 Page (in part)  
 Raymond  
 Robbins (in part)  
 Roberts  
 Schofield Place  
 Sutter  
 Whitney  
 Woodruff  
 Wynhill

structures either being built or recently finished. The age of housing in Ward 1 is extremely varied, ranging from homes built in 1865 to 2000.

Homes in Ward 1 that were designated as being in good condition had 0-1 deficiencies noted. Usually these homes required little improvement involving minimal effort, such as needing a fresh coat of paint.

The homes surveyed as requiring minor rehabilitation had 2-3 deficiencies noted. The deficiencies occurring most often in Ward 1 involved the condition of the roof (deteriorating shingles) and the façade (peeling paint, deteriorating siding, or tuckpointing needed).

Homes in Ward 1 that were designated as requiring Major Rehabilitation had 4-5 deficiencies noted. Most of the required rehabilitation involved total roof replacement; structural repairs to deteriorated outbuildings, stairs, and handrails; window replacement, and major improvements to the façade.

Homes in Ward 1 that were designated as being in very poor condition were either condemned or unfit for occupancy. These structures appeared to be unstable and unable to be rehabilitated in a cost effective manner.

## Ward 1 Housing Survey Results

STREET NAME	TOTAL # OF HOMES	GOOD	MINOR REHAB	MAJOR REHAB	VERY POOR	# NEW HOMES	AGE OLDEST/NEWEST
Belrue	34	24%	59%	12%	6%		1889/1990
Ferguson	19	58%	37%	5%	0		1895/1946
Gregan	46	22%	63%	9%	7%		1920/1940
Gruner	21	57%	33%	5%	5%		1903/1940
Joseph	42	60%	21%	10%	10%		1897/1981
Julian	16	19%	81%	0	0		1921/1929
Kingsland	36	38%	53%	3%	3%		1905/1980
Page	11	45%	55%	0	0		1905/1940
Raymond	40	45%	45%	8%	3%		1900/1975
Robbins	37	30%	45%	22%	3%	1	1900/1990
Roberts	25	52%	40%	0	8%		1900/1980
Schofield Place	37	54%	27%	8%	11%	1	1900/2000
Sutter	12	58%	33%	8%	0		1902/1981
Whitney	20	50%	40%	10%	0		1865/1957
Woodruff	31	39%	52%	10%	0		1906/1954
Wynhill	27	37%	52%	4%	0	2	1902/2000
<b>TOTAL = 350 HOMES</b>							

## Ward 2 Housing Surveys

There were 393 homes surveyed in Ward 2. In general, the housing conditions in Ward 2 are good, with twelve streets containing 50% or higher of the homes in good condition. Six of the streets in this Ward have 40% or higher of the homes requiring minor rehabilitation, and four streets have 10% or higher of the homes in need of major rehabilitation. Only three streets in

Ward 2 were found to have housing in very poor condition. In addition, several streets in this ward had newer or rehabilitated housing, and one street had brand new housing construction. As with Ward 1, the age of housing had extreme variation, ranging from homes built in 1854 to the year 2000.

Homes that were designated as being in good condition had 0-1 deficiencies noted. Usually these homes required little improvement involving minimal effort.

Ward 2 Streets	
Ardee	McNamee
Bradford	Milford
Buckner	Nixon
Colby	Page (in part)
Dunleer Way	Partridge
El Tora	Pennsylvania (in part)
Faris	Primrose
Ferguson (in part)	Purcell
Forest Green Ct.	Purdue
Griefield	Robbins (in part)
Iona	Verl
Leroy (in part)	Webb
Mallard	

The homes surveyed as requiring minor rehabilitation had 2-3 deficiencies noted. The deficiencies occurring most often in Ward 2 involved the condition of the roof (deteriorating shingles), and the façade (peeling paint, deteriorating siding, or tuckpointing needed). Other minor problems noted involved unkempt yards and deteriorating driveways and sidewalks.

Homes that were designated as requiring major rehabilitation had 4-5 deficiencies noted. Most of the

required rehabilitation in Ward 2 included roof replacement; structural repairs to outbuildings, stairs, and handrails; window replacement; and significant improvements to the façade.

Homes in Ward 2 that were designated as being in very poor conditions were either condemned or unfit for occupancy. These structures appeared to be unstable and unable to be rehabilitated in a cost effective manner.

Ward 2 Housing Survey Results							
STREET NAME	TOTAL # OF HOMES	GOOD	MINOR REHAB	MAJOR REHAB	VERY POOR	# OF NEW HOMES	AGE OLDEST/NEWEST
Ardee	16	100%	0	0	0		All 1981*
Bradford	38	55%	42%	3%	0		1889/1965
Buckner	20	60%	5%	20%	15%	2-3	1910/2000
Colby	11	55%	27%	8%	9%		1900/1972
Dunleer Way	6	66%	33%	0	0		1950/1958
El Tora	4	0	100%	0	0		1922/1926
Faris	27	74%	19%	7%	0		1928/1956
Ferguson	6	33%	17%	50%	0		1900/1942
Forest Green Ct.	3	100%	0	0	0		
Griefield	19	63%	32%	5%	0		1900/1955
Iona	10	20%	70%	10%	0		1915/1950
Leroy	15	33%	53%	13%	0		1895/1964
Mallard	19	53%	47%	0	0		1947/1948
McNamee	11	45%	45%	10%	0		1909/1964
Milford	12	50%	17%	25%	0	2	1885/2000
Nixon	17	53%	41%	0	6%		1925/1979
Page	38	30%	52%	9%	9%		
Partridge	16	75%	19%	6%	0		1925/1965

<b>Pennsylvania</b>	19	47%	32%	16%	5%		1910/1950
<b>Primrose</b>	13	46%	46%	8%	0		1914/1964
<b>Purcell</b>	29	28%	34%	21%	7%		1900/1976
<b>Purdue</b>	40	85%	13%	0	3%		1854/1973
<b>Robbins</b>	32	44%	34%	19%	3%	1	1900/1977
<b>Verl</b>	15	60%	26%	0	13%		1923/1958
<b>Webb</b>	4	25%	50%	0	25%		1926/1936
<b>TOTAL: 393 HOMES</b>							

## Ward 3 Housing Surveys

There were 403 homes surveyed in Ward 3. Of the housing in Ward 3, four of the streets contain 50% or higher of the homes in good condition. Ten of the streets in this Ward have 40% or higher of the homes requiring minor rehabilitation and five of the streets have 10% or higher of the homes in need of major rehabilitation. Seven streets in Ward 3 were found to have housing in very poor condition. In addition, several streets in this ward had housing either currently being rehabilitated or recently finished. As with Wards 1 and 2, the age of housing in Ward 3 had extreme variation, ranging from homes built in 1895 to 1981.

### Ward 3 Streets

70<sup>th</sup>  
 Curtis  
 Doncaster  
 Englecrest Dr.  
 Engleholm Ave.  
 Engleholm Ct.  
 Ferguson (in part)  
 Grand  
 Kingsland (in part)  
 Leroy (in part)  
 Park  
 Salerno Dr.  
 Salerno Ct.

Homes that were designated as being in good condition had 0-1 deficiencies noted. Usually these homes required little improvement involving minimal effort.

Homes that were determined to need minor rehabilitation had 2-3 deficiencies noted. The deficiencies occurring most often in Ward 3 involved the condition of the roof (deteriorating shingles and missing gutters) and the façade (peeling paint, deteriorating siding and tuckpointing required). Other minor problems involved unstable stairs and handrails and cracked driveways and sidewalks.

Homes that were designated as requiring major rehabilitation had 4-5 deficiencies noted. Most of the required rehabilitation in Ward 3 involved roof replacement or repair, structural repairs to porches and stairs/handrails, window replacement or repair and major improvements to the façade.

Homes in Ward 3 that were designated as being in very poor conditions had 6-7 deficiencies noted. These homes were either condemned or unfit for occupancy. The structures appeared to be unstable and unable to be rehabilitated in a cost effective manner.

## Ward 3 Housing Survey Results

STREET NAMES	TOTAL # OF HOMES	GOOD	MINOR REHAB	MAJOR REHAB	VERY POOR	# NEW HOMES	AGE OLDEST/NEWEST
70 <sup>th</sup>	32	44%	41%	9%	6%	0	1917/1949
Curtis	11	55%	45%	0	0	0	1954/1955
Doncaster	19	42%	53%	5%	0	0	1925/1964
Engelcrest	17	76%	24%	0	0	0	1973/1981
Engelholm	82	37%	51%	10%	2%	0	1900/1973

<b>Engleholm Court</b>	6	67%	33%	0	0	0	1973/1979
<b>Ferguson</b>	73	49%	40%	8%	3%	0	1910/1980
<b>Forest Green</b>	3	33%	67%	0	0	0	1964/1965
<b>Grand</b>	28	46%	50%	0	4%	0	1927/1956
<b>Kingsland</b>	21	43%	43%	14%	4%	0	1904/1946
<b>Leroy</b>	29	14%	52%	24%	10%	0	1895/1981
<b>Park</b>	26	42%	54%	4%	0	0	1927/1963
<b>Salerno Dr.</b>	37	46%	35%	14%	5%	0	1900/1981
<b>Salerno Ct.</b>	16	100%	0	0	0	0	ALL 1981*
<b>Rock Rd.</b>	3	33%	33%	33%	0	0	1924/1935
<b>TOTAL: 403 HOMES</b>							

HOUSING CONDITIONS SURVEY FORM

Date \_\_\_/\_\_\_/\_\_\_ Address \_\_\_\_\_

Municipality/Unincorporated Area \_\_\_\_\_

**Check the following categories, if deficiencies are observed:**

\_\_\_ **FAÇADE**  
▪ Missing siding  
▪ Peeling paint  
▪ Facia/Soffit  
▪ Tuckpointing  
Other \_\_\_\_\_

\_\_\_ **ROOF**  
▪ Missing/deteriorated shingles  
▪ Missing/deteriorated gutters  
Other \_\_\_\_\_

\_\_\_ **WINDOWS**  
▪ Broken/missing glass  
▪ Deteriorated pane  
▪ Torn screen  
Other \_\_\_\_\_

\_\_\_ **LAWN/YARD**  
▪ Tall Grass/Weeds  
▪ Trash/Litter  
▪ Flooding  
Other \_\_\_\_\_

\_\_\_ **GARAGE**  
▪ Missing Paint  
▪ Tear down  
Other \_\_\_\_\_

\_\_\_ **DRIVEWAY**  
▪ Poor material  
▪ Cracks  
Other \_\_\_\_\_

\_\_\_ **SIDEWALK**  
▪ Broken/cracked  
Other \_\_\_\_\_

\_\_\_ **STRUCTURAL CONDITIONS**  
▪ Unstable porch  
▪ Unstable stairs/handrails  
▪ Unstable structure/leaning  
▪ Deteriorating chimney  
Other \_\_\_\_\_

**# Of Checkmarks**

0-1=Good Condition  
2-3=Minor Rehab  
4-5=Major Rehab  
6-7=Very Poor Condition